



Charlton Drive, Petersfield

Price Guide £340,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Charlton Drive, Petersfield

Step into this charming two-bedroom house nestled within the desirable Ramshill development, just a stone's throw away from Petersfield town centre and mainline train station.

As you enter, you're greeted by a spacious hallway boasting ample built-in storage space, setting the tone for practicality and convenience. To your left, the kitchen bathes in natural light streaming through a large window, offering a bright and airy space.

Moving through, the expansive reception room awaits at the rear, adorned with elegant wooden flooring throughout, seamlessly blending living and dining areas for effortless entertaining. Completing this floor is a W.C

Upstairs, two generously sized bedrooms beckon. The first bedroom boasts built-in wardrobe space and an en-suite shower room, while the second bedroom overlooks the garden below. A family bathroom completes this floor, ensuring comfort and convenience for all.

Step outside through the patio doors from the living room and discover your own private garden, with a patio and turf area. A back access gate is located at the rear.

EPC - C
Council Tax - C



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

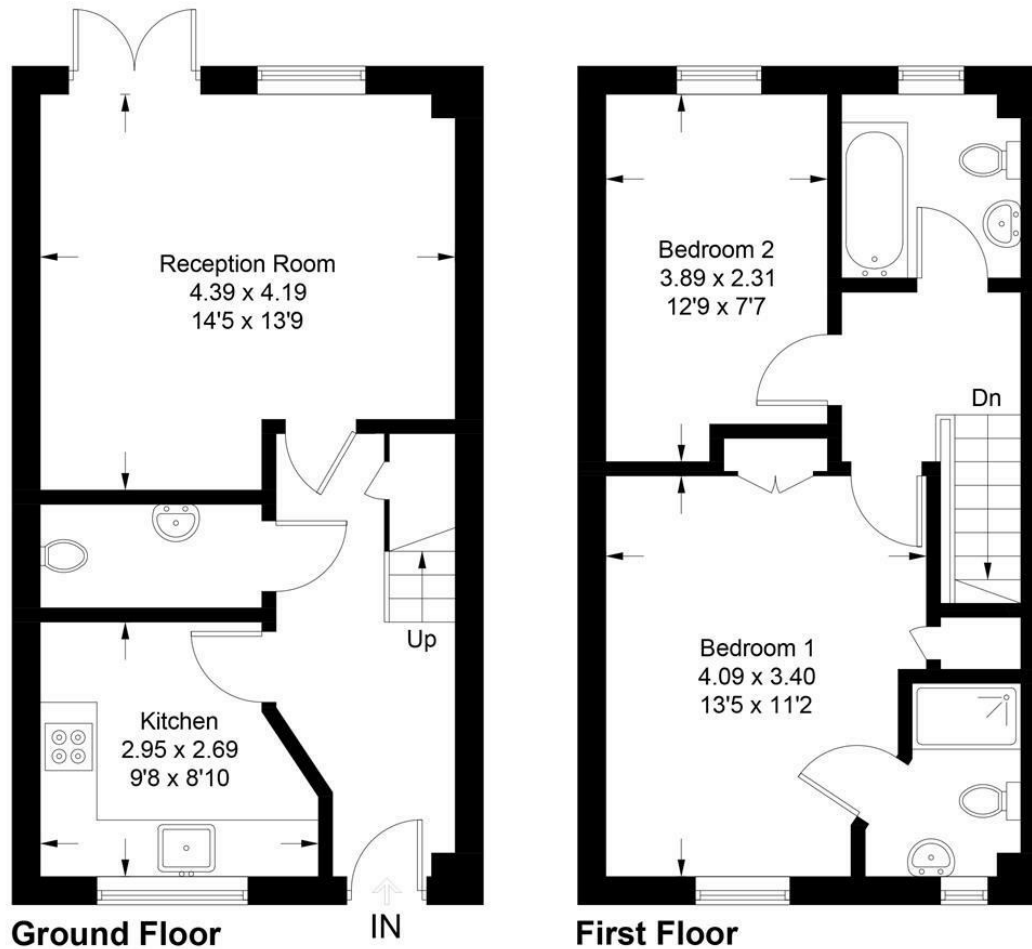
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Charlton Drive, GU31 4QL

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1065126)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.